02029256

# UNITED STATES SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

# FORM D

NOTICE OF SALE OF SECURITIES A PA PURSUANT TO REGULATION D. SECTION 4(6), AND/OR

SEC USE ONLY Prefix Serial

OMB Number: 3235-0076

Estimated average burden hours per form......16.00

Expires: May 31, 2002

OMB APPROVAL

DATE RECEIVED UNIFORM LIMITED OFFERING EXEMPTION Name of Offering ( check if this is an amendment and name has changed, and indicate FSP Merrywood Apartments Corp. Filing Under (Check box(es) that apply): Rule 504 Rule 506 ULOE Rule 505 Section 4(6) Type of Filing: New Filing Amendment BASIC IDENTIFICATION DATA Enter the information requested about the issuer ( check if this is an amendment and name has changed, and indicate change.) Name of Issuer FSP Merrywood Apartments Corp. Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) 781-246-4900 401 Edgewater Place, Wakefield, MA 01880 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) (if different from Executive Offices) Brief Description of Business The Issuer was formed to purchase, own and operate a 228-Unit Class "A" luxury apartment complex located in Katy, Fort Bend County, Texas. The Issuer will be operated in a manner intended to qualify as a real estate investment trust ("REIT") for federal income tax purposes. Type of Business Organization Other (please specify APR 1 2 2002  $\boxtimes$ corporation limited partnership, already formed business trust limited partnership, to be formed Month  $0 \mid 3 \mid$ Estimated Actual or Estimated Date of Incorporation or Organization: Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service Abbreviation for State: D CN for Canada; FN for other foreign jurisdiction)

# General Instructions

# Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

### State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

# ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential person who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Control Number

,		A. BASIC IDENTIF	FICATION DATA		
2. Enter the information req	uested for the follo	wing:			
• Each promoter of the is	suer, if the issuer l	nas been organized within	the past five years;		
• Each beneficial owner the issuer;	having the power to	o vote or dispose, or direct	the vote or disposition of,	10% or more of	a class of equity securities of
• Each executive officer	and director of corp	orate issuers and of corpor	ate general and managin	g partners of pa	rtnership issuers; and
Each general and man	aging partner of pa	rtnership issuers.			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
FSP Investments LLC Business or Residence Address	ss (Number and Str	reet, City, State, Zip Code)			
401 Edgewater Place, Wakefi		•			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)	- <u> </u>			
Franklin Street Corp.					
Business or Residence Addres	ss (Number and Str	eet, City, State, Zip Code)		•	
401 Edgewater Place, Wakefi	eld, MA 01880				
Check Box(es) that Apply:	⊠Promoter	Beneficial Owner	Executive Officer	Director	∐General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Carter, George J.					
Business or Residence Addres	s (Number and Str	eet, City, State, Zip Code)			
401 Edgewater Place, Wakefi		· · · · · · · · · · · · · · · · · · ·		<del>-</del>	
Check Box(es) that Apply:	⊠Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Corinha, Barbara J.	f individual)				
Business or Residence Addres	s (Number and Str	eet, City, State, Zip Code)			
401 Edgewater Place, Wakefi	eld, MA 01880				
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Norris, Richard R.	<del></del>	<u></u>			
Business or Residence Addres	s (Number and Str	eet, City, State, Zip Code)			
401 Edgewater Place, Wakefie					
Check Box(es) that Apply:	⊠ Promoter	Beneficial Owner	Executive Officer	⊠ Director	General and/or Managing Partner
Full Name (Last name first, if	f individual)				
Gribbell, William W.					
Business or Residence Addres	s (Number and Stre	eet, City, State, Zip Code)			
01 Edgewater Place, Wakefie	eld, MA 01880				
Check Box(es) that Apply:	□ Promoter	Beneficial Owner	Executive Officer	□ Director	General and/or Managing Partner
Full Name (Last name first, if	individual)				<u> </u>
MacPhee, R. Scott					
Business or Residence Addres	s (Number and Stre	eet, City, State, Zip Code)		_: <del></del>	
01 Edgewater Place, Wakefie	eld, MA 01880				
	(Use blank shee	t, or copy and use addition	al copies of this sheet, as	necessary.)	

				B. IN	FORMA	TION AE	OUT OF	FERING		_ <del></del> -		
•					·				······································	- <u> </u>	Yes	No
1. H	las the issue		es the issue swer also in					n this offerir	ıg?	**************		$\boxtimes$
2. W	Vhat is the m	inimum in	vestment th	at will be a	ccepted from	n any indiv	idual?				No Minii	num
											Yes	No
3. D	oes the offer	ing permit	joint owners	ship of a sin	gle unit?							
co pe st	inter the information or one to be leaders, list the roker or deal	r similar rei isted is an e name of t	muneration associated p the broker o	for solicitat person or a r dealer. I	tion of purch gent of a bi f more that	nasers in co coker or dea n five (5) pe	nnection wi aler registe ersons to be	ith sales of s red with the	securities in e SEC and/	the offerin or with a st	g. If a ate or	
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Gribbe	ll, William V	V										
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Varris	Richard R.											
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/acPhe	ee, R. Scott											
	ss or Residen	ce Address	(Number ar	nd Street, C	ity, State, 2	Zip Code)						
01 Ede	gewater Plac	e. Wakefiel	d. MA 01880	1								
	f Associated			<del></del>	<del></del>							
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(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

(Please See Continuation Sheet)

# Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero". If the transaction is an exchange offering, check this box 🔲 and indicate in the columns below the amounts of the securities offered for exchange and already exchanged. Amount Already Aggregate Offering Price Type of Security Sold Debt ..... 20,600,000 Equity ..... Common Preferred Convertible Securities (including warrants)..... Partnership Interests Other (Specify\_ \_ )..... Total ..... \$ 20,600,000 Answer also in Appendix, Column 3, if filing under ULOE. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero". Aggregate Number Dollar Amount Investors Of Purchases Accredited Investors O Λ Non-accredited Investors. Total (for filings under Rule 504 only)..... Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C-Question 1. Type of Dollar Amount Type of Offering Not Applicable Security Sold Rule 505 Regulation A ..... Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs... 40.000 Legal Fees..... 90,000 $\boxtimes$ Accounting Fees 10.000 $\boxtimes$ Engineering Fees/Appraisal 15,000Sales Commissions (specify finders' fees separately) \$1,648,000 X Other Expenses (identify) Blue Sky and Misc. Fees. 9.500 $\boxtimes$ Total ..... \$<u>1,812,500</u>

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	C. OITERING I RICE, NOMBER O	T III V ED TORD, EXTENDE	O 1111D	COL OI I IIO	01101	<u> </u>	
•	b. Enter the difference between the aggregat Question 1 and total expenses furnished in difference is the "adjusted gross proceeds to the	response to Part C-Questi	ion 4.a	. This		\$ <u>18,787,500</u>	
5.	Indicate below the amount of the adjusted gross be used for each of the purposes shown. If the furnish an estimate and check the box to the payments listed must equal the adjusted gross to Part C - Question 4.b above.	the amount for any purpose he left of the estimate. Th	is not le total	known, l of the			
				Payments to Officers, Directors, & Affiliates		Payments to Others	
	Salaries and fees (Acquisition Fee)		$\boxtimes$	\$ <u>103,000</u>	$\Box$	\$	
	Purchase of real estate			ф <u>тоо,ооо</u>		\$17,000,000	
				Φ		\$ <u>17,000,000</u>	
	Purchase, rental or leasing and installation of machine			<b>\$</b>		Φ	
	Construction or leasing of plant buildings and facilities			\$	LJ	\$	
	Acquisition of other businesses (including the valu- offering that may be used in exchange for the asset pursuant to a merger)	s or securities of another issuer		\$		\$	
	Repayment of Indebtedness (Loan Fee or Points)	······	$\boxtimes$	\$ <u>1.184,500</u>		\$	
	Working Capital			\$	$\boxtimes$	\$500,000	
	Other (specify):			\$		\$	
	Column Totals		⊠	\$ 1,287,500	⊠ 787,50	\$ <u>17,500,000</u> 00	
	D. FJ	EDERAL SIGNATURE					
ign he	issuer has duly caused this notice to be signed by the und ature constitutes an undertaking by the issuer to furnish information furnished by the issuer to any non-accredited	to the U.S. Securities and Exchang investor pursuant to paragraph (b)	ge Comm (2) of Ru	uission, upon writte ule 502.			
	er (Print or Type)  Merrywood Apartments Corp.	Signature			3-2-0 <u>2</u>		
	ne of Signer (Print or Type) Trge J. Carter	Citle of Signer (Print or Type) President	dent of t	he Issuer.			

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STAT	E SIGNATURE								
1.	Is any party described in 17 CFR 230.262 presently subject to an provisions of such rule? No Applicable. Rule 506 Offering	Yes	No							
See Appendix, Column 5, for state response										
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.									
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.									
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.									
	issuer has read this notification and knows the contents to be trersigned duly authorized person.	rue and has duly caused th	is notice to be signed o	n its behalf by	the					
		Signature	Ĩ	Date						
FSF	Merrywood Apartments Corp.			3-2-6-	2					
	ne (Print or Type) rge J. Carter	Title (Print or Type) Presi	dent of the Issuer							

# Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

#### APPENDIX

1	Intend to non-ac investors (Part B	to sell ccredited s in State	Type of security and aggregate offering price offered in State (Part C - Item 1)	U	5* Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E - Item 1)				
			Shares of Preferred	Number of Accredited		* Not applic Number of Non-Accredited	able under NSMLA	A. Rule 506 Offi	ering.
State	Yes	No	Stock	Investors	Amount	Investors	Amount	Yes	No
AL		Х	20,600,000						
AK									
AZ		X	20,600,000						
AR		Х	20,600,000						
CA		Х	20,600,000						
СО		х	20,600,000				· ·		
СТ		Х	20,600,000					-1.	
DE	·····	х	20,600,000						
DC		Х	20,600,000		<u> </u>				
FL		х	20,600,000						
GA		х	20,600,000						
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ID		х	20,600,000						
IL		Х	20,600,000						
IN		Х	20,600,000						
IA									
KS									
KY		Х	20,600,000						
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ME		Х	20,600,000						
MD		Х	20,600,000						
MA		Х	20,600,000					-	
MI		Х	20,600,000						
MN		X	20,600,000						
MS					<del></del>				
МО		Х	20,600,000						

A	P	p	E	N	D	D

1	2	3	4	5*
	Intend to sell	Type of security and aggregate	Unknown as of the date of this filing	Disqualification under State ULOE (if yes, attach
	to non-accredited	offering price	Type of investor and	explanation of
	investors in State (Part B - Item 1)	offered in State (Part C – Item 1)	Amount purchased in State (Part C - Item 2)	waiver granted) (Part E - Item 1)

Not applicable under NSMIA. Rule 506 Offering Shares of Number of Number of Preferred Accredited Non-Accredited State Yes No Stock Investors Investors Yes No Amount Amount MT NE NV 20,600,000 Х NH 20,600,000 Χ NJ 20,600,000 Χ NM20,600,000 Χ NY 20,600,000 Χ NC ND 20,600,000 Х ОН 20,600,000 Х OK 20,600,000 Χ OR 20,600,000 Х PA 20,600,000 Χ RI20,600,000 X SCSD 20,600,000 Х TN20,600,000 Х TXХ 20,600,000 UT 20,600,000 Х VT20,600,000 Х VA 20,600,000 Х WA WVХ 20,600,000 WI 20,600,000 Χ WY PR

		· · · · · · · · · · · · · · · · · · ·		B. IN	FORMA	TION AB	OUT OF	FERING				
-											Yes	No
1.	Has the issue		es the issue swer also in					this offerin	g?	***************************************		$\boxtimes$
2.	What is the n	ninimum in	estment tha	at will be ac	cepted from	any indivi	dual?			•••••	No Minii	num
3.	Does the offer	ring narmit	ioint owners	hin of a sin	gle unit?						Yes	No
J.												
4.	Enter the in commission o person to be states, list th broker or dea	r similar rei listed is an e name of t	nuneration i associated p he broker o	for solicitat erson or ag r dealer. I	ion of purch gent of a bro f more than	asers in cor oker or dea five (5) pe	nnection wi ler register rsons to be	th sales of s red with the	ecurities in SEC and/	the offering or with a st	g. If a ate or	
Full	Name (Last n	ame first, if	individual)								<del>-</del>	
	vey, Stephen V											
Bus	iness or Reside	nce Address	(Number a	nd Street, C	City, State, 2	Zip Code)			<del>.</del>			
401	Edgewater Pla	ce, Wakefie	ld, MA 0188	0								
Nan	ne of Associate	d Broker or	Dealer									
FSP	Investments l	LLC										
	es in Which Pe		Has Solicite	d or Intend	ls to Solicit	Purchasers		-				
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run	Name (Last na	ime Iirst, ii	individuai)									
	a, Andrew J.		<del></del>								<del></del>	
Busi	iness or Reside	nce Address	(Number ar	nd Street, C	City, State, 2	ip Code)						
	Edgewater Pla			)								
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	Investments L				·							·
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Full	Name (Last na	me first, if	individual)									
Nyla	nd, Eric											
Busi	ness or Resider	nce Address	(Number an	nd Street, C	ity, State, Z	ip Code)						
401 l	Edgewater Plac	ce, Wakefiel	d, MA 0188	0				•				
Nam	e of Associated	Broker or I	Dealer					<u> </u>				<del></del>
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[MT] [RI]	[NE] (SC)	[NV] [SD]	[NH] [TN]	[NJ] [TX]	[NM] [UT]x	[NY]x [VT]x	[NC] [VA]	[ND] [WA]	[OH]x [WV]	[OK] [WI]	[ORJ [WY]	[PA] [PR]

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(Continuation of Page 3) 9 of 9

Full Na	me (Last na	ame first, if	individual)									
Wither	ell, Jeff											
Busines	s or Reside	nce Address	(Number a	nd Street, (	City, State,	Zip Code)						
401 Edg	gewater Pla	ce, Wakefie	ld, MA 0188	30								
Name o	f Associated	l Broker or	Dealer								·	
FSP In	vestments L	LC										
States i	n Which Pe	rson Listed	Has Solicite	d or Intend	ls to Solicit	Purchasers						
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(Continuation of Page 4) 10 of 10

SEC 1972 (7/00)